



FOCUS GROUP FOR SAN ANTONIO UNIFIED DEVELOPMENT CODE



AGENDA

- **SA Tomorrow Principles**
- **Unified Development Code Alignment**
- **UDC for Community Amenities**
- **SA Tomorrow's Vision**



SA TOMORROW COMPREHENSIVE PLAN

Population
increase of
1 million people
by **2040**
SA Tomorrow Comprehensive
plan



Growth and City Form



Transportation & Connectivity



Housing



Jobs & Economic Competitiveness



Community Health
& Wellness



Public Facilities & Community Safety



Natural Resources & Environmental Sustainability



Historic
Preservation &
Cultural Heritage



Military





character and
integrity | mixed-use
regional
centers | attractive
multimodal
corridors | high
performing transit
service



2

safe and convenient
access | jobs |
housing | amenities |
basic services | great
parks | strong
schools | convenient
shopping | nearby
regional centers



Mixed-income neighborhoods | walkable and bikeable streets, trails and pathways | link natural greenways and drainage ways

A horizontal row of 20 teal icons representing various urban infrastructure and sustainability concepts. From left to right, the icons are: a bicycle, a bus, a car, a house, a multi-story apartment building, a school building, a person walking with a bag, a park bench with trees, two people sitting on a bench, a bookshelf, a person sitting on the ground, two people walking, three rows of plants, two people holding hands over a globe, wind turbines, a recycling symbol, a trash can, a globe with a thermometer, a small house, a medium-sized apartment building, a tall apartment building, and a city skyline.

A large, multi-story apartment complex with a mix of yellow, red, and green siding. The building features multiple balconies with glass railings. In the foreground, there is a parking lot with several cars parked, including a white sedan and a dark SUV. The sky is clear and blue.

4 Inclusive and affordable housing and transportation



SA TOMORROW GOALS



5

Variety of amenity-rich
places | balance live,
work and play
opportunities



6

Conserve, protect and manage natural, cultural and historic resources and open space



An aerial perspective of a modern urban development. The scene features several multi-story residential buildings with light-colored facades and blue-tinted solar panels on their roofs. A central green space contains a playground with various equipment, including slides and climbing structures, surrounded by trees and walking paths. A winding road with white lane markings and cars is visible, along with a pedestrian bridge crossing a small water feature or stream. The overall design emphasizes sustainable living and community amenities.

7 Innovative and sustainable ideas and development



[illegible]

**Ongoing planning
framework | opportunities
for participation and
partnerships | prioritization
and performance
measurement**

A group of children are playing soccer on a grassy field. One child, wearing a brown jacket and glasses, is in a wheelchair. Another child, wearing a white shirt and blue jeans, is pushing the wheelchair. A third child, wearing a black jacket, is standing behind the wheelchair. In the background, a large building with a glass facade is visible. A group of children is sitting on a bench in front of the building. The sky is blue and there are trees in the background.

Enhance levels of authentic engagement with all residents, including youth, seniors and disabled populations





RULES & GUIDELINES THAT REGULATE HOW SAN ANTONIO IS BUILT



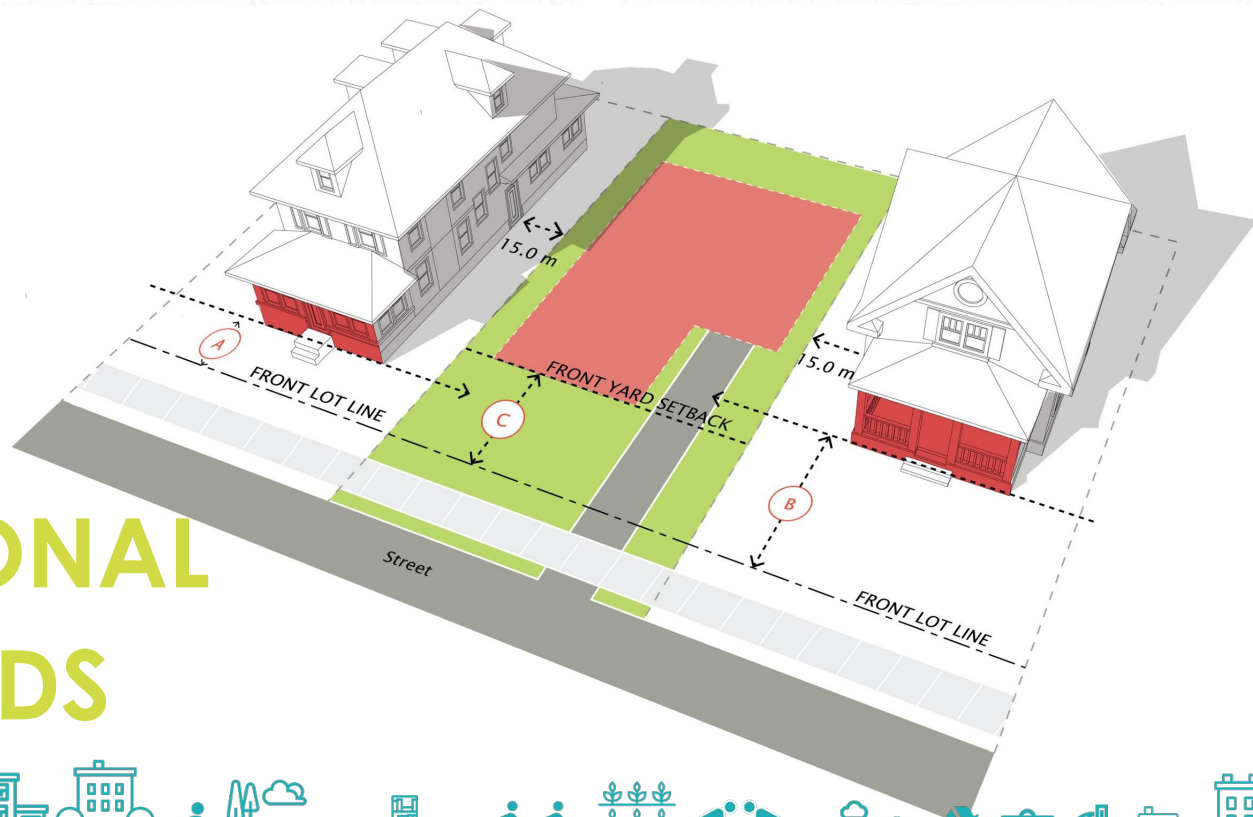
UNIFIED DEVELOPMENT CODE CAN REGULATE



HOW YOU USE YOUR PROPERTY



DIMENSIONAL STANDARDS



WHAT CAN BE BUILT IN YOUR NEIGHBORHOOD



UNIFIED DEVELOPMENT CODE CAN REGULATE



HOW STREETS ARE ARRANGED AND ORGANIZED



UNIFIED DEVELOPMENT CODE CAN REGULATE



HOW COMFORTABLE IS YOUR COMMUTE



UNIFIED DEVELOPMENT CODE CAN REGULATE



IF AND HOW MUCH PARKING THE CITY REQUIRES YOU TO BUILD



UNIFIED DEVELOPMENT CODE CAN REGULATE THAT

AND MORE

FENCING, DRAINAGE, CURB TYPES, SIDEWALK WIDTHS, LOT SIZES, DENSITY, PERMIT PROCESS, ACCESS TO LOTS, SIGNAGE....





... ON EVERY SCALE...



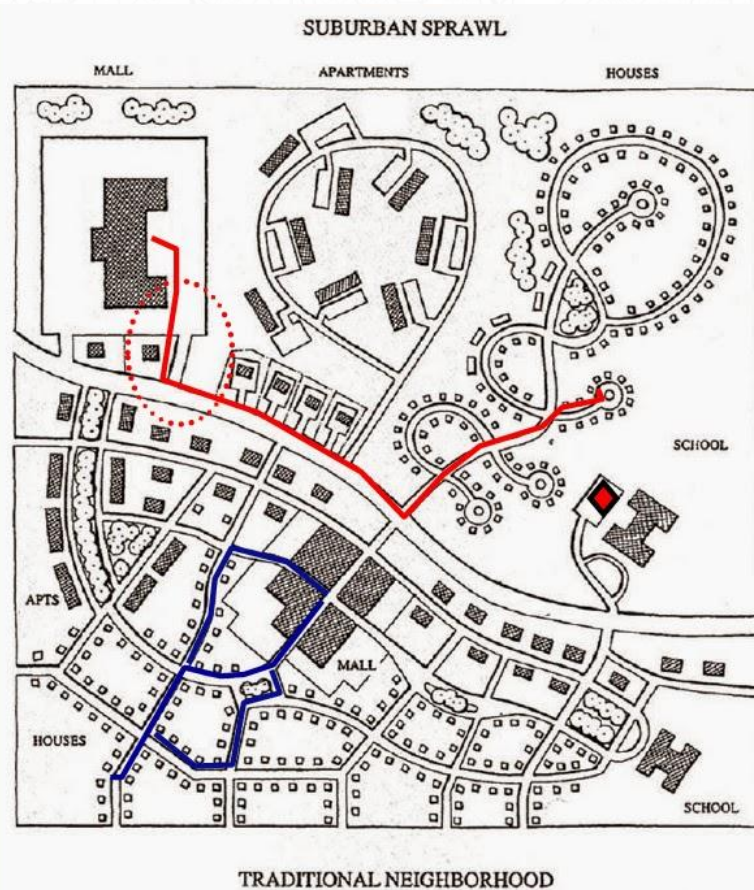
WALKING TRAVEL DISTANCE: 1,020 FEET



WALKING TRAVEL DISTANCE: 2,560 FEET



... SHAPING THE CITY AROUND YOU



STAY TUNED: THIS IS JUST THE BEGINNING

Today, August 2019

**Stakeholder Interviews
Focus Topic Groups Input**

1st Round Input Meetings

November, 2019

**Stakeholder Interviews
Focus Topic Groups Input**

2nd Round Input Meetings

March, 2020

**Stakeholder Interviews
Focus Topic Groups Input**

3rd Round Input Meetings

May, 2020

Presentation of the UDC

September, 2019-March, 2020

Online Public Survey



COMMUNITY AMENITIES

RESIDENTIAL SORTING CREATING SEGREGATION IN SCHOOLS

North East ISD's International School of the Americas



20% of students are economically disadvantaged

Lee High School

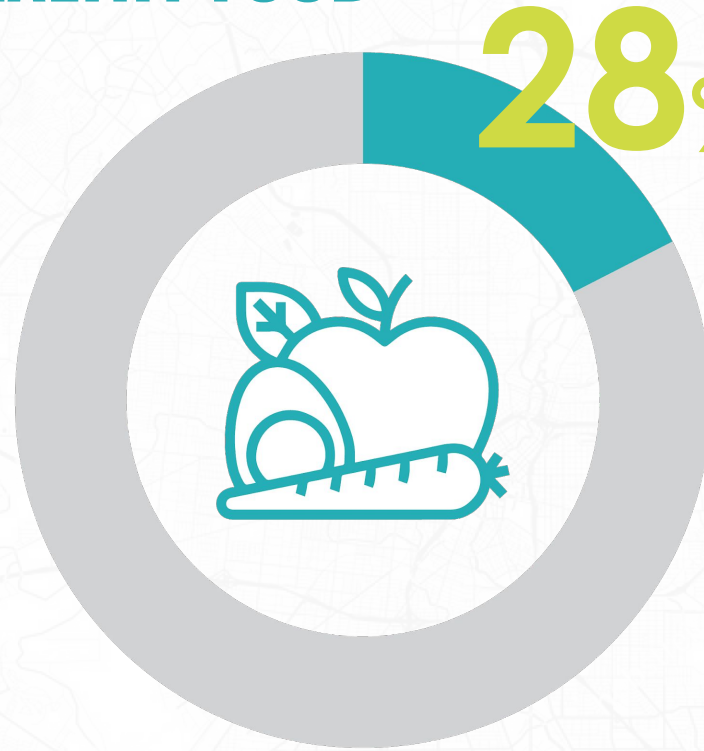


67% of students are economically disadvantaged

IMBALANCE OF HIGH AND LOW-INCOME KIDS



ACCESS TO HEALTHY FOOD



28%

low-income San Antonians lived in a food desert in 2015

We measure access to healthy food based on the percentage of each census tract within San Antonio that is low income and more than one mile from a healthy food outlet, such as a supermarket. These numbers are then applied to the total population and the result is a percentage of the entire population.



ACCESS TO GROCERY STORES

Supermarkets are one way people have access to healthy food. This map shows where the supermarkets are. Areas that are within a 10 minute drive are depicted, as are areas within a 1 mile walk.

Legend

USA Supermarket Access

Supermarkets included in analysis

● T = Supermarket, included

People in Poverty with Low Access

● 10 or more people

Supermarkets within 1 Mile Walk

■ 11 or more supermarkets

■ 3 to 10 supermarkets

■ 2 supermarkets

■ 1 supermarket

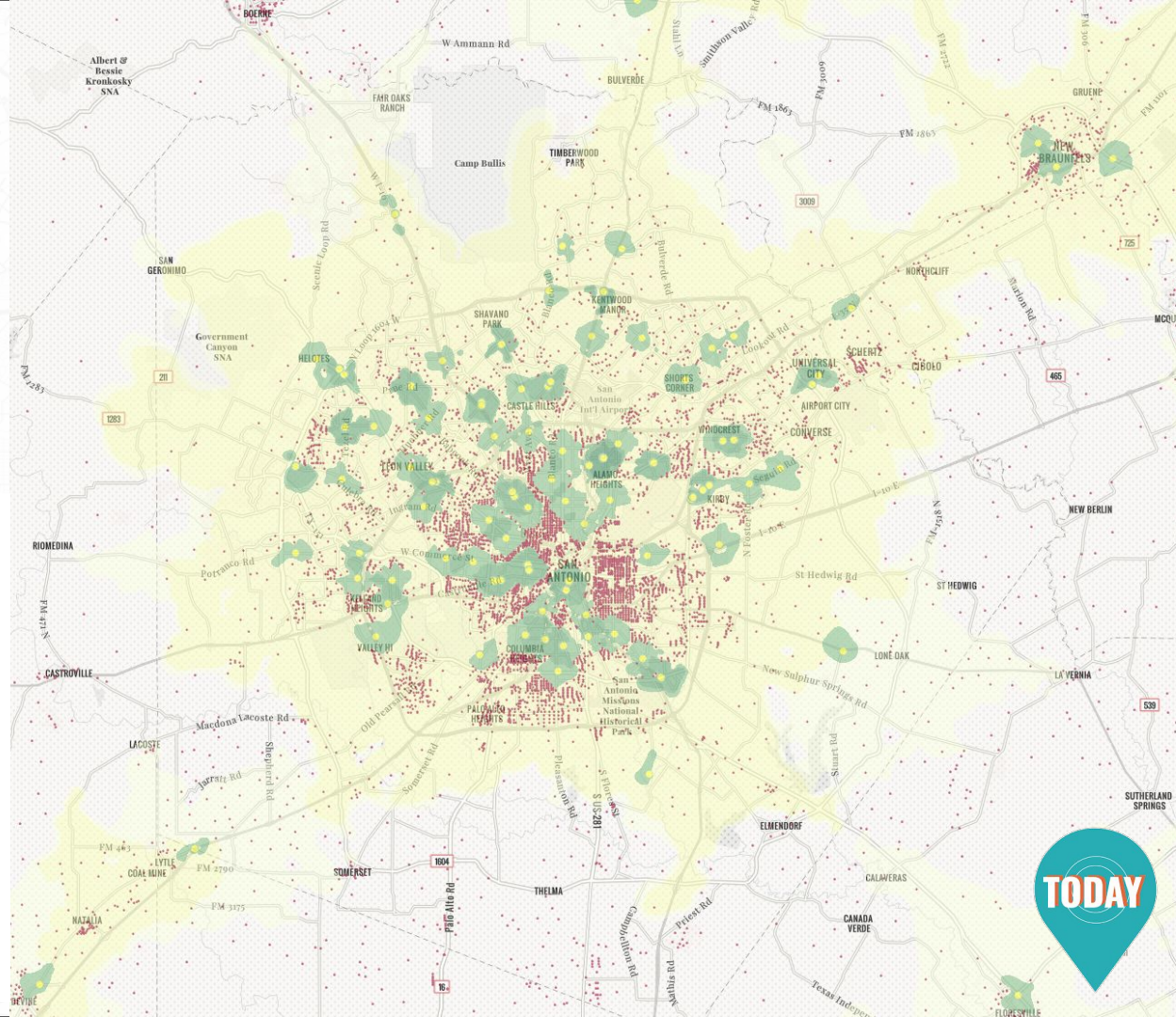
□ No supermarkets with 1 mile walk

Supermarkets within 10 Minute Drive

■ 2 or more supermarkets

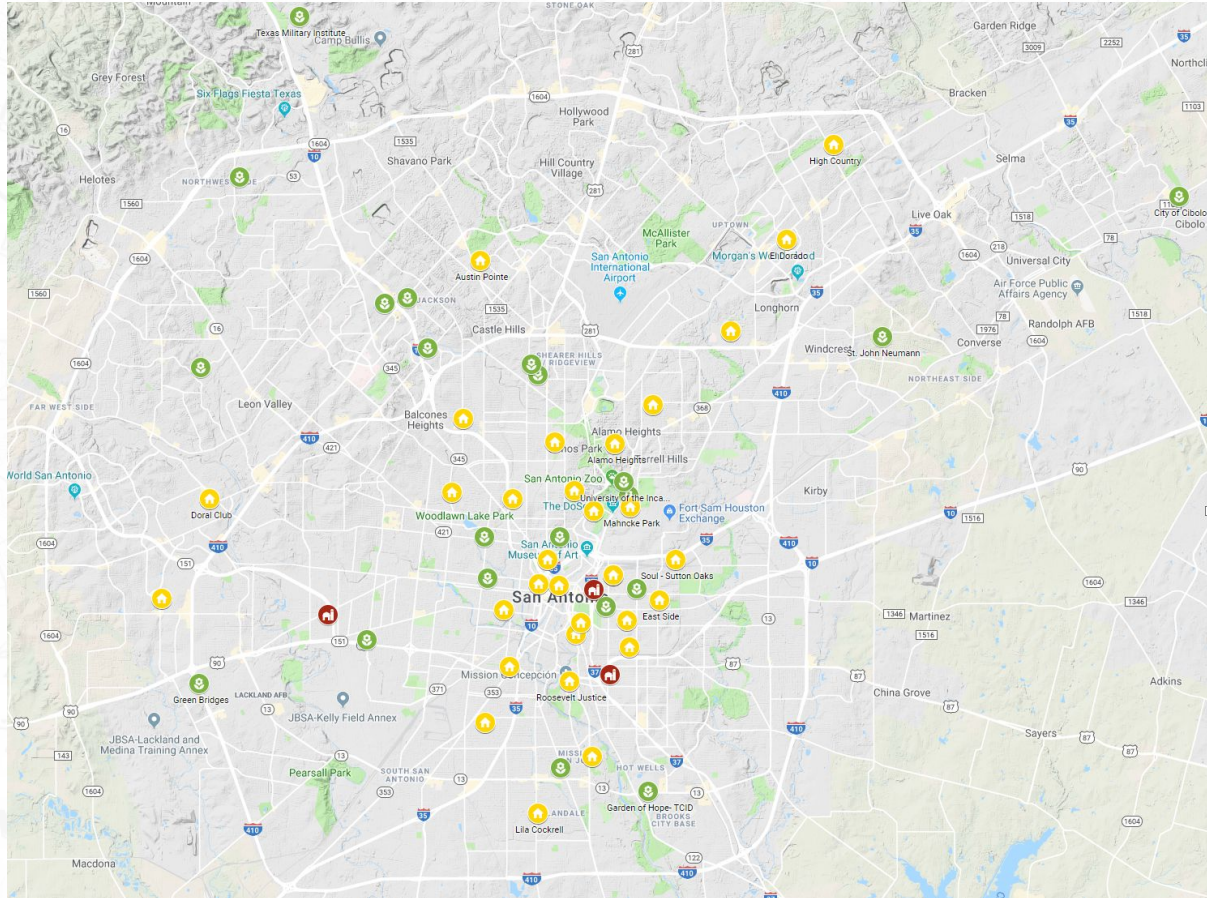
■ 1 supermarket

□ No supermarkets with 1 mile walk



TODAY

ACCESS TO COMMUNITY GARDENS



GSA Gardens Network



All items



Community Gardens



All items



Urban Agriculture



All items

ACCESS TO TRANSIT - DENSITY FOR TRANSIT

How transit ready are we?



17

**Density required for transit
(Bus stop)**

residents/gross acre



6.07

Density in Central SA
residents/gross acre



3.89

Density in NorthEast SA
residents/gross acre



2.52

Density in NorthWest SA
residents/gross acre



2.40

Density in North SA
residents/gross acre



ACCESS TO PARKS WITHIN A 10-MIN WALK

Everyone deserves a park within a 10-minute walk (Half a mile) of home. Is San Antonio meeting that goal?

42% of residents live within a 10 minute walk of a park.



10% of San Antonio's city land is used for parks and recreation.



National
Average

54%

National
Average

15%

TODAY

TREE COVER-COMFORTABLE SIDEWALKS



2014



2040-GOAL

CURRENTLY SAN ANTONIO HAS MET 75% OF THE 2040 GOAL

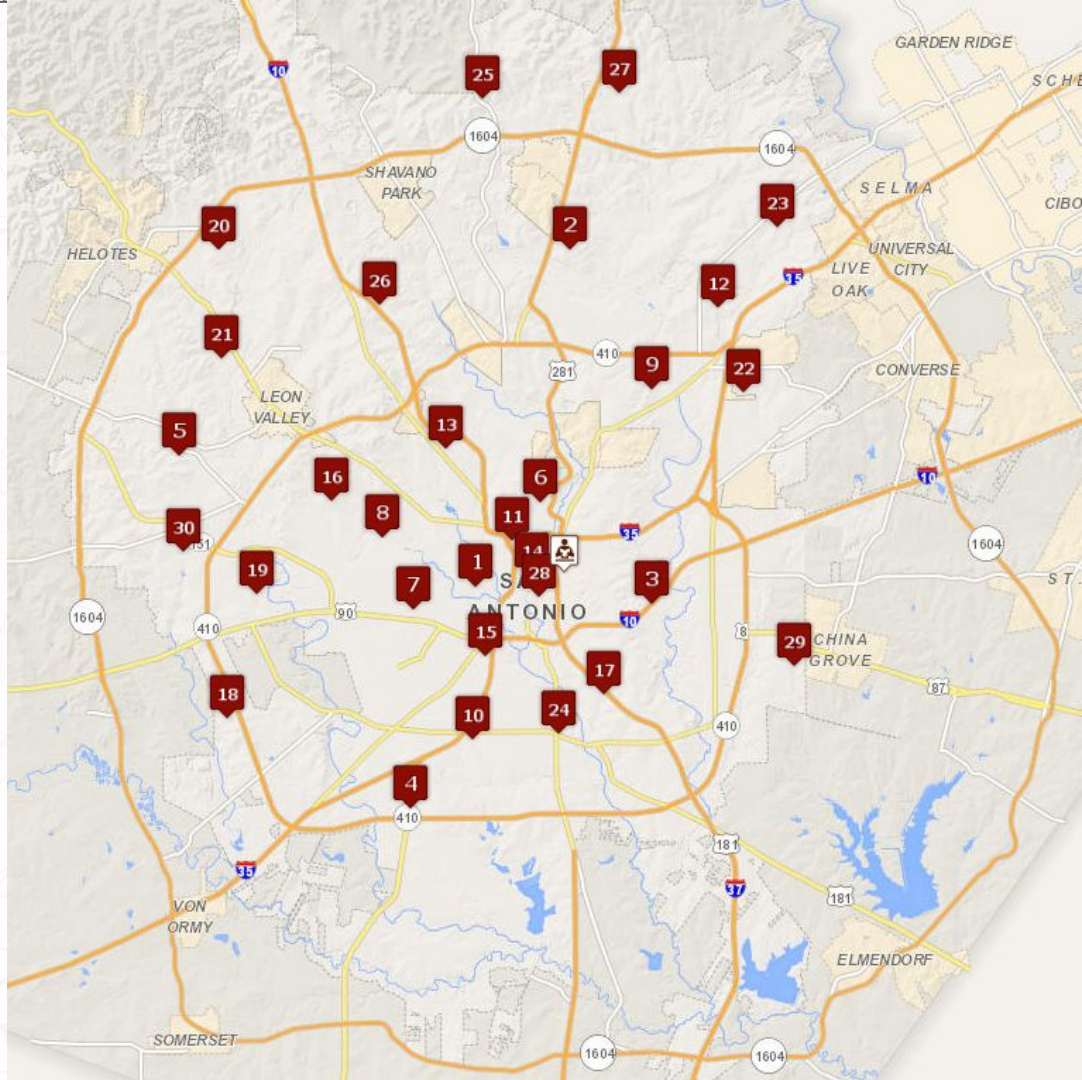


ACCESS TO SPORTS FACILITIES



ACCESS TO SAN ANTONIO PUBLIC LIBRARIES

ACCESS TO AFTER SCHOOL ACTIVITIES



ACCESS TO MEDICAL FACILITIES



A faint, light gray map of San Antonio, Texas, serves as the background for the text. The map shows the city's street grid, major highways, and surrounding areas.

WHAT DOES SA TOMORROW ENVISION?

“Accessibility means connecting people with their destinations. Improving access to jobs, shops, schools, or parks means understanding people’s needs-regardless of their address, age or income ”

— Brookings Institute



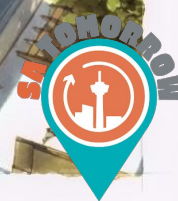
ACCESS TO COMMUNITY AMENITIES



ACCESS TO COMMUNITY STORES



ACCESS TO PARKS AND HEALTHY LIVING OPTIONS



HOW DO WE GO FROM TODAY TO TOMORROW?



OTHER TOPICS TO CONSIDER

- HOSPITALS
- LIBRARIES
- MUSEUMS
- ARTS AND CULTURAL AMENITIES
- HISTORIC LANDMARKS
- RECREATION CENTERS
- REHABILITATION CENTERS
- TYPOLOGY OF PARKS AND OPEN SPACES



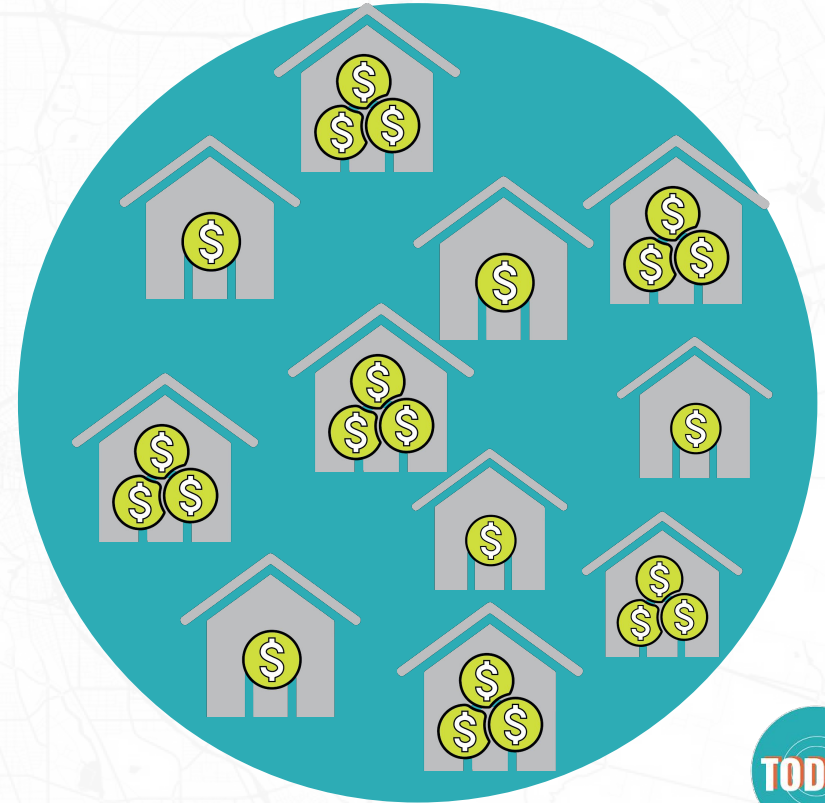


THANK YOU

INCOME SEGREGATION CREATING RESIDENTIAL SORTING

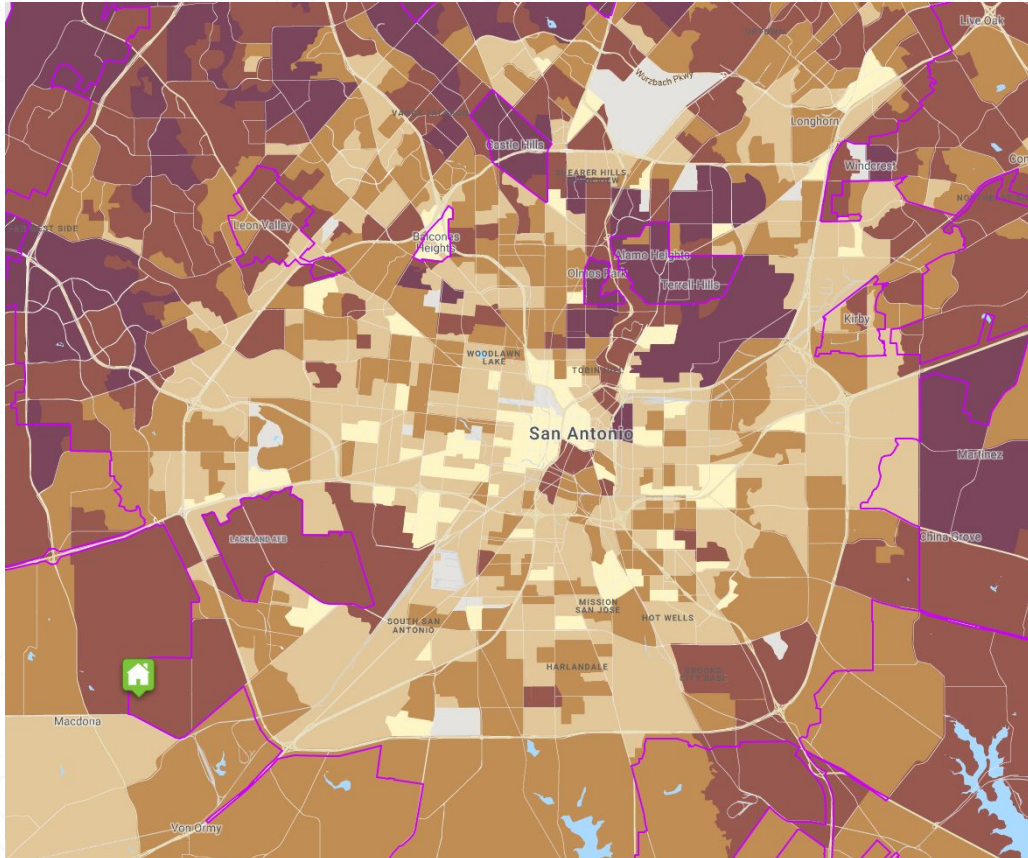


CURRENTLY IN SA



POSSIBLE FUTURE

INCOME SEGREGATION



San Antonio scores

58.9

on the Residential Income Segregation Index.

	Population	% of Population
< \$675	90,598	6.5%
\$675 - 875	349,324	25%
\$875 - 1,100	406,948	29.1%
\$1,100 - 1,500	345,654	24.7%
\$1,500 +	206,708	14.8%

